

# CASCADE SURVEYING & ENGINEERING, INC.

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SURVEYORS  
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## Grandview North's Apple Builders CUP Narrative

The proposal is to construct a multi-use development with two buildings onsite consisting of 102 residential units and 12,870 sf commercial. The three story building along 67<sup>th</sup> Ave NE frontage will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. The three story building on Woodlands Way and Brierwood Loop frontage will consist of residential units on all floors with eight covered parking stalls on the ground floor. Onsite improvements will include 124 parking stalls, gazebo, sports court, sidewalk, open space, and landscaping. Frontage improvements along 67th Ave NE will consist of replacing existing driveway approaches with curb, gutter and sidewalk and repairs to Centennial Trail as needed. Frontage improvements along Woodlands Way will consist of replacing the existing rolled curb and sidewalk with curb, gutter, landscaping and sidewalk. Offsite improvements to the utilities tract, known as 'Brierwood Loop' will consist of a two lane road with parking, and sidewalk. Brierwood Loop will connect from Woodlands Way, south of the property, to 188th St NE, east of the property. There will be 32 parking spaces along the frontage of Brierwood Loop with an additional 30 offsite parking spaces along Brierwood Loop.

Stormwater runoff from the proposed development will be managed through infiltration. Geotest Services Inc. determined the infiltration rate to be 15.6 in/hr across the site. Given these existing well drained soils, the site's stormwater runoff will be fully infiltrated through the use of infiltration trenches.

Regards,

Josh Hogan

Cascade Surveying & Engineering.